



46 Milton Avenue, Sutton, Surrey, SM1 3QE
Offers in Excess of £675,000

An attractive and spacious four bedroom double fronted semi detached property which has been extended to provide generous living accommodation, including three reception rooms and two bathrooms, the property is situated on the ever popular Poets Estate, which is situated close to Sutton town centre, local schools and excellent transport links.



***70ft Rear Garden**
***Driveway for Off Road Parking**
***25ft Lounge *No Chain**

Front Door Leading to:

Entrance Hall

Lounge - 25' 11" max x 11' 6" max (7.89m x 3.50m)

Study - 13' 5" to bay x 6' 10" max (4.09m x 2.08m)

Kitchen - 14' 10" x 11' 7" (4.52m x 3.53m)

Dining Room - 13' 11" x 7' 2" (4.24m x 2.18m)

Stairs to First Floor Landing

Bedroom One - 15' 4" into bay x 11' 5" max (4.67m x 3.48m)



Bedroom Two - 13' 1" x 11' 6" (3.98m x 3.50m)

Bedroom Three - 14' 5" x 9' 2" (4.39m x 2.79m)

Shower Room

Bedroom Four - 8' 7" x 6' 10" (2.61m x 2.08m)

Family Bathroom

Outside

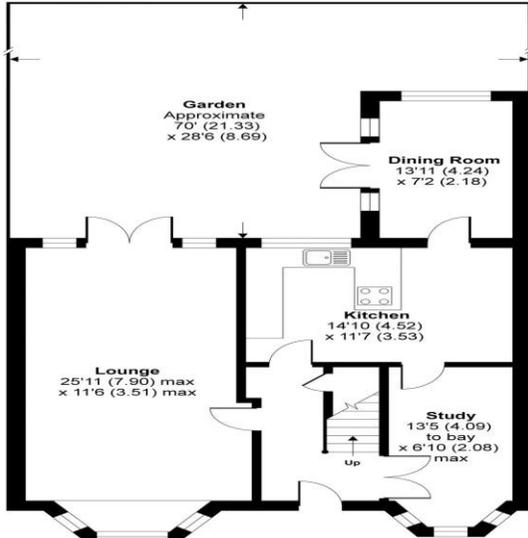
Rear garden extending to approx. 70ft.

Driveway for Off Road Parking

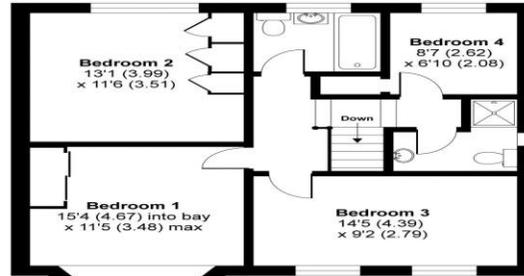


Milton Avenue, Sutton, SM1

Approximate Area = 1510 sq ft / 140.3 sq m
For identification only - Not to scale



GROUND FLOOR

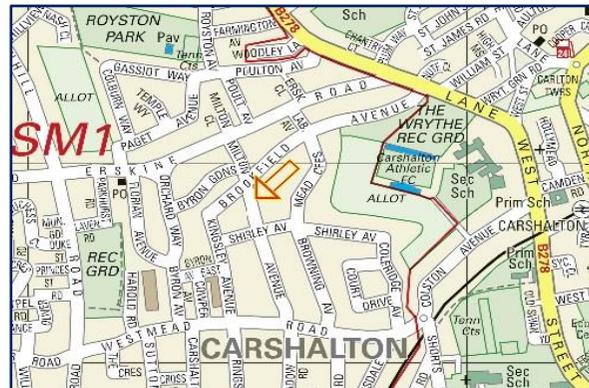


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cromwells Estate Agents. REF: 677985

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax - E Local Authority: London Borough of Sutton Tenure - Freehold



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